



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

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Attorneys for WELLS FARGO BANK, N.A.

Order Filed on April 13, 2017  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:

SCOTT J. WOOD DBA HOLLYWOOD ATLANTIC  
ENTERPRISES LLC  
NANCY R. WOOD AKA NANCY L. RADA DBA  
THE WOOD LAW FIRM LLC  
Debtors

Case No.: 12-40153 - KCF

Hearing Date: \_\_\_\_\_

Judge: KATHRYN C. FERGUSON

Chapter: 13

Recommended Local Form:  Followed  Modified

### ORDER VACATING STAY

The relief set forth on the following page is hereby **ORDERED**.

DATED: April 13, 2017

A handwritten signature in black ink, appearing to read "Kathryn C. Ferguson".  
Honorable Kathryn C. Ferguson  
United States Bankruptcy Judge

Upon the motion of WELLS FARGO BANK, N.A., under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

Real Property more fully described as:

41 KENSINGTON DRIVE, EAST HAMPTON, NJ 08060 N/K/A 41  
KENSINGTON DRIVE, EASTHAMPTON, NJ 08060 N/K/A 41  
KENSINGTON DRIV, EAST HAMPTON, NJ 08060-4344

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

Personal property more fully described as:

It is further ORDERED that FEDERAL RULE OF BANKRUPTCY PROCEDURE 3002.1 is no longer applicable to Movant, its successors or assigns.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

*rev. 7/12/16*

In re:  
Scott J. Wood  
Nancy R. Wood  
Debtors

Case No. 12-40153-KCF  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Apr 17, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 19, 2017.

db/jdb +Scott J. Wood, Nancy R. Wood, 41 Kensington Road, East Hampton, NJ 08060-4344

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 19, 2017

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 17, 2017 at the address(es) listed below:

Albert Russo docs@russotrustee.com  
Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com  
Andrew L. Spivack on behalf of Creditor Wells Fargo Bank, N.A. nj.bkecf@fedphe.com  
Brian C. Nicholas on behalf of Creditor Bayview Loan Servicing, LLC bnicholas@kmllawgroup.com, bkgroup@kmllawgroup.com  
Brian E Caine on behalf of Creditor Mt. Holly MUA bcaine@parkermccay.com, BKcourtnotices@parkermccay.com  
Denise E. Carlon on behalf of Creditor Wells Fargo Bank, N.A. bankruptcynote@zuckergoldberg.com, bkgroup@kmllawgroup.com  
Denise E. Carlon on behalf of Creditor Bayview Loan Servicing, LLC dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com  
Eric Clayman on behalf of Joint Debtor Nancy R. Wood jenkins.clayman@verizon.net  
Eric Clayman on behalf of Debtor Scott J. Wood jenkins.clayman@verizon.net  
Jane P. Nylund on behalf of Debtor Scott J. Wood jenkins.clayman@verizon.net  
Jane P. Nylund on behalf of Joint Debtor Nancy R. Wood jenkins.clayman@verizon.net  
John R. Morton, Jr. on behalf of Defendant Santander Consumer USA Inc. mortonlaw.braig@verizon.net, donnal@mortoncraig.com;mhazlett@mortoncraig.com  
John R. Morton, Jr. on behalf of Creditor Santander Consumer USA, Inc. mortonlaw.braig@verizon.net, donnal@mortoncraig.com;mhazlett@mortoncraig.com  
Jonathan B. Peitz on behalf of Creditor State of New Jersey Division of Taxation Jonathan.Peitz@dol.lps.state.nj.us  
Joshua I. Goldman on behalf of Creditor Bayview Loan Servicing, LLC jgoldman@kmllawgroup.com, bkgroup@kmllawgroup.com  
Michael Frederick Dingerdissen on behalf of Creditor Wells Fargo Bank, N.A. nj.bkecf@fedphe.com  
Stephanie F. Ritigstein on behalf of Plaintiff Nancy R. Wood jenkins.clayman@verizon.net  
Stephanie F. Ritigstein on behalf of Plaintiff Scott J. Wood jenkins.clayman@verizon.net  
Stephanie F. Ritigstein on behalf of Joint Debtor Nancy R. Wood jenkins.clayman@verizon.net  
Stephanie F. Ritigstein on behalf of Debtor Scott J. Wood jenkins.clayman@verizon.net  
Steven K. Eisenberg on behalf of Creditor Omat I REO Holdings, LLC bkecf@sterneisenberg.com, jmcnally@sterneisenberg.com;skelly@sterneisenberg.com;bkecf@sterneisenberg.com

TOTAL: 21